

PROJECT DATA FOR A 8,928 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	3,137 SF ¹	Unknown	3,431 SF ²
Site Coverage	690 SF/1,047 SF	1,598 SF	606 SF
Trees (Upper/Lower)	TBD	0/0	0/1
Ridge Height (1 st /2 nd)	18' /18'	Unknown	17'-6"
Plate Height (1 st /2 nd)	12'/18'	Unknown	9'-6"/8'
Setbacks	Minimum Required	Existing	Proposed
Front	TBD by PC	76'-8"	58'
Composite Side Yard	TBD by PC	16'-6"	18'
Side Yard (Interior)	TBD by PC	1'-6"	3'
Side Yard (Beach)	15'	15'	15'
Rear	TBD by PC	4'-4"	3'
Overlay Districts			
Coastal Commission Appeal Jurisdiction Overlay		Yes	
Archaeological Significance Overlay		Yes	
Park Overlay		Yes	
Beach and Riparian Overlay		Yes	
Environmentally Sensitive Habitat Area		Buffer Zone	

¹ 400 square feet must be reserved for two on-site parking spaces.

² The applicant intends to take advantage of the basement incentive and basement bonus.